



# Elmswood Road, Birkenhead

£80,000 offers Over



**LESLEY HOOKS**  
ESTATE AGENTS







This deceptively spacious terraced house is a wonderful opportunity for first-time buyers, a small family, or a buy-to-let landlord. Well-presented throughout and benefitting from uPVC double glazing and combi-fired gas central heating, the home offers a welcoming and practical layout. Step inside via the porch and into the bright lounge, featuring a charming bay window and open access to the dining room — perfect for relaxed family living or entertaining guests. The fitted kitchen comes complete with a cooker, while the ground floor also boasts a convenient shower room. Upstairs, you'll find two generously sized double bedrooms, offering plenty of space and comfort. Outside, a small rear courtyard provides a low-maintenance spot to enjoy a morning coffee or a little fresh air. Ideally located, the property is just a short walk from local shops, schools, and excellent transport links. Offered for sale with no onward chain, this home is ready and waiting for its next chapter. Council tax band A. Freehold.



#### **Porch**

3'9" (1.14m) x 3'0" (0.91m)

#### **Lounge**

12'11" (3.94m) Into Bay x 12'0" (3.66m)

#### **Dining Room**

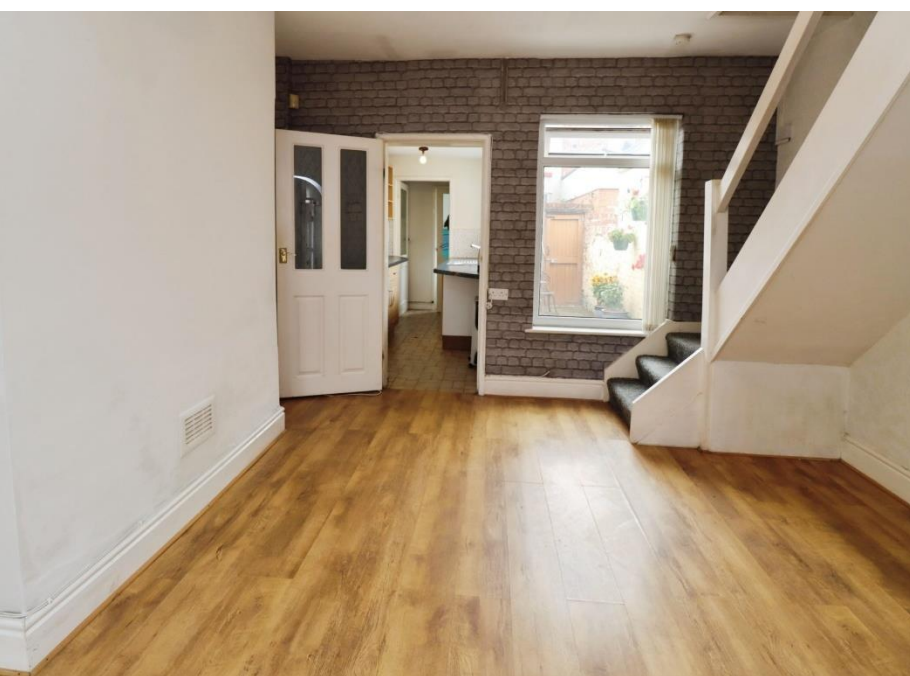
11'1" (3.38m) x 12'1" (3.68m)

#### **Kitchen**

9'1" (2.77m) x 5'8" (1.73m)

#### **Shower Room**

5'8" (1.73m) x 5'7" (1.7m)



#### **Bedroom One**

12'2" (3.71m) x 11'0" (3.35m)

#### **Bedroom Two**

11'0" (3.35m) x 9'2" (2.79m)









TOTAL FLOOR AREA: 676 SQ. FT. (63.0 SQ.M.) 4000PK.

While every attempt has been made to assure the accuracy of the information contained herein, measurements of actual conditions, materials and actual field conditions are required and are the responsibility of the user for any construction or re-construction. This plan is for informational purposes only and should not be used as any type of prospective purchase. The information, opinions and specifications given herein have not been tested and are given as is with no responsibility or liability to be given.

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